

BUSINESS & REAL ESTATE

Freestanding 1,109 SF Building

Pinellas County, Florida

**BERKSHIRE
HATHAWAY** | FLORIDA
HOMESERVICES | PROPERTIES
GROUP

COMMERCIAL DIVISION



FOR SALE

- Business for sale – Well established for almost 60 years
- Buy the business with option to buy or lease the property
- Freestanding 1,109 SF building on corner lot
- Outstanding visibility, ingress and egress
- Ample parking, pylon sign, & storage in rear
- Little competition
- Great opportunities for expansion and increased revenue
- Will consider financing under the right circumstances



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Freestanding 1,109 SF Building
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Introducing a unique opportunity to own a well-established business and its accompanying property in the heart of Tampa Bay. This property features a single-story 1,109 SF office building on 0.12 acres, boasting four offices, a breakroom, a welcoming waiting room, and generous storage space. The interior has been recently refreshed with a fresh coat of paint, creating a modern and inviting atmosphere.

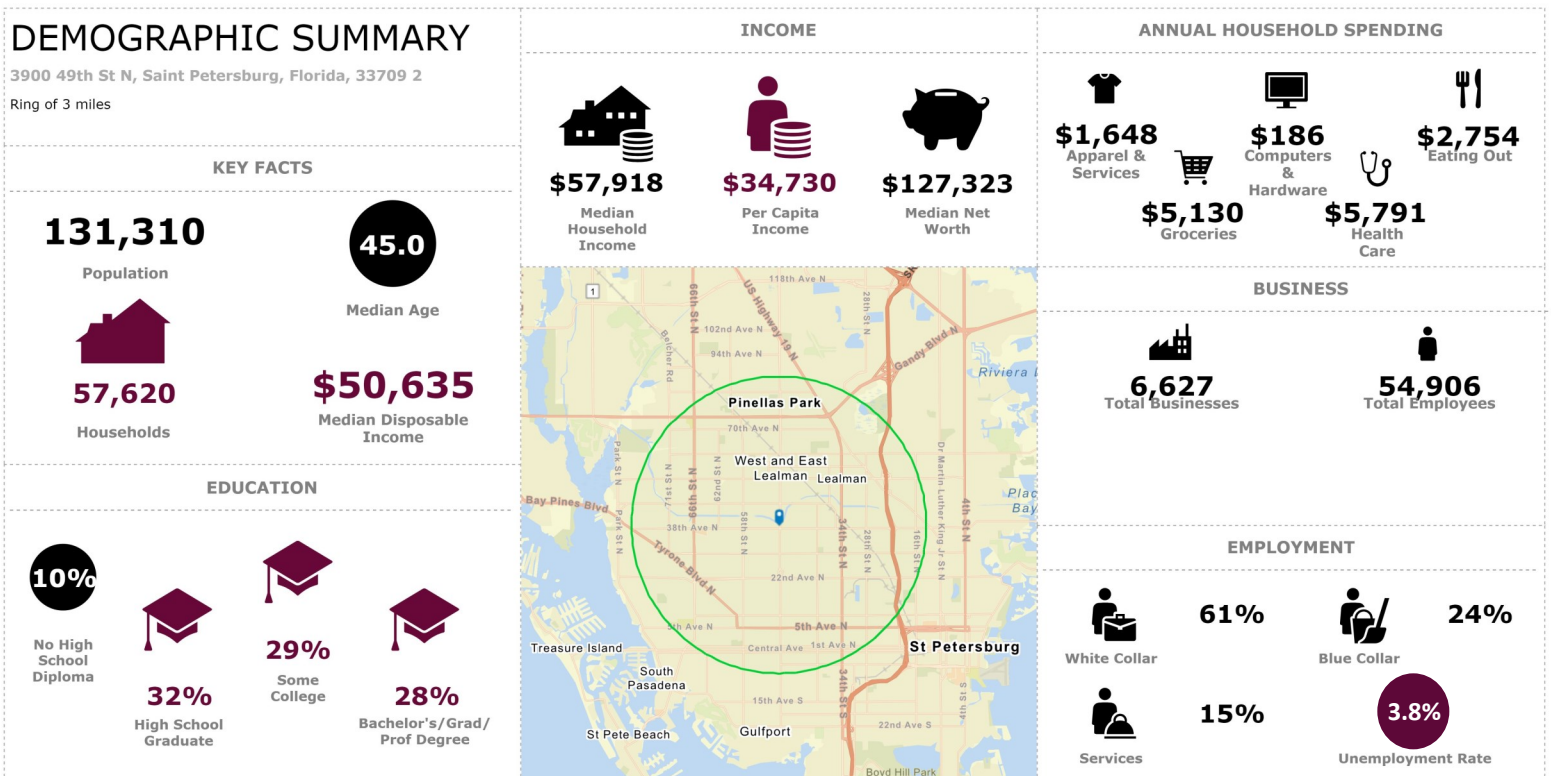
Situated strategically with a frontage of 45 feet and an impressive traffic count of 30,000 Average Annual Daily Trips (AADT), This business has been thriving since its inception in 1958. Operating from the same location for over 30 years, it has become a trusted name in the Tampa Bay market, holding a coveted position in a multi-billion-dollar industry projected to reach \$275 billion in revenues by 2030.

The growth has been steady despite the recession which began in 2008 and continued through most of 2012. This is an industry that will not be affected by the AI explosion that is being forecast for many industries.

This comprehensive package not only includes the business but also the property, complete with a stand-alone pylon sign, providing excellent visibility and advertising potential. The flexibility to become your own landlord or opt for a business and property lease arrangement adds further versatility to this attractive proposition.

*More information available once an NDA is signed.

AREA DEMOGRAPHICS (3-MILE RADIUS)



This infographic contains data provided by Esri. The vintage of the data is 2021, 2026.

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